

Article V. Area, Density, Dimensional and Height Requirements

157.076. PURPOSE, INTENT AND APPLICABILITY

In order to insure that new development, renovations, and reconstructions are designed, sized, and sited to complement the area in which they are located and the character of the city in general; and to protect existing development and property values through the promotion of high standards of compatibility; the following standards are hereby adopted.

157.077. CONFORMANCE

All permitted, conditional and accessory uses shall conform to the area, height, density and dimensional requirements as provided in this chapter for the district in which the use is located.

157.078. AIRPORT HEIGHT REQUIREMENTS

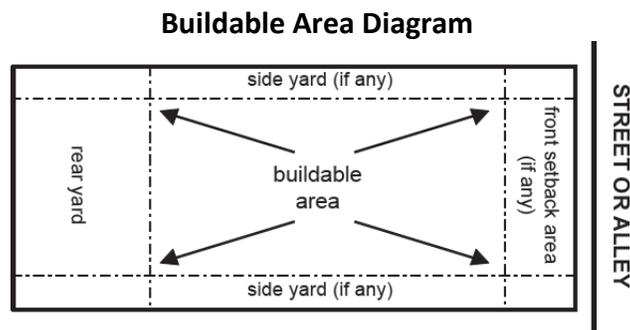
In addition to the height restrictions imposed by this ordinance, all structures shall comply with applicable Federal height restrictions for air travel safety as provided in the *Kershaw County - Woodward Field Airport Airspace Plan*, as it may be amended from time to time.

157.079. MODIFICATION OF REQUIREMENTS

The requirements of this chapter may be further modified by other applicable sections of this Zoning Ordinance, including, but not limited to, those provided in *Article IV - Conditional Use Regulations* and *Article VI - Design Standards*.

157.080. YARD MEASUREMENTS, BUILDABLE AREA

The required front, side and rear yards for individual lots, as set forth for the particular zoning district within which a given lot is located, shall be measured inward toward the center of said lot from all points along the respective front, side and rear property lines of the lot. Once the required yard areas of a given lot have been established, the remaining area of the lot which is not included in any required front, side or rear lot shall be known as the buildable area within which the approved structure(s) shall be placed.



Source: San Francisco Planning Dept., Zoning Administrator Bulletin No. 5.

157.081. STRUCTURES AND PROJECTIONS INTO REQUIRED YARDS AND RIGHTS-OF-WAY

Every building or structure hereafter erected or established shall be located within the buildable area as defined by this Zoning Ordinance, and in no case shall such buildings extend beyond the buildable area into the respective front, side, rear yards or other setbacks or into public rights-of-way, except for the following:

- A.** Ornaments, eaves, chimneys, cornices, window sills, awnings and canopies, which may project into any required yard a distance not to exceed two feet.
- B.** Accessory structures and uses, only as permitted by § 157.059.
- C.** Awnings in the CBD District, provided they extend over a sidewalk; provided that they consist of light gauge frame; are covered with canvas, vinyl, or similar material; are no closer than two feet to the curb and do not extend more than eight feet from the awning's point of attachment; are no closer than six feet to the trunk of any tree; have a minimum clearance of eight feet above the sidewalk; and a maximum height of 12 feet.
- D.** Permitted fences and walls, security gates, paths, walkways, mailboxes, utility poles, lighting fixtures, patios at grade, and similar features may be located in a required yard or buffer, so long as the sight triangle on corner lots is not obscured.
- E.** Permitted signs may be located in an established front or side yard abutting a public street.
- F.** Off-street parking areas, maneuvering areas for parking, and loading areas, but not including loading structures, are allowed in required yards and setbacks, but are not allowed in required buffers or public rights-of-way.

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157.082. LOT AREA, WIDTH AND SETBACK REQUIREMENTS

A. Required Lot Area, Lot Width and Setbacks by District.

District	Minimum							
	Lot Area (sq.ft.)		Lot Width (ft.)	Yard and Building Setbacks (ft.)				
	Single-Family Res.	Non-Res.		Front ¹	Side		Rear	
					All Streets	Res.	Non-Res.	Res.
Residential								
RE	66,000	NA	200	35	20	NA	30	NA
R-15	15,000	30,000	80	35	10	25	20	40
R-10	10,000	20,000	75	25	10	25	20	40
R-6	6,000	20,000	50	25	5	25	20	40
Non-Residential								
OI	10,000	10,000	75	25	10	10	20	20
CBD	none	none	none	none	(1)(a) ²	(1)(a) ²	(1)(b) ²	(1)(b) ²
GBD	15,000	15,000	100	35	10	(2)(a) ²	20	(2)(b) ²
LBD	10,000	10,000	75	35	5	10	20	20
IND	NA	60,000	200'	35	NA	(3)(a) ²	NA	(3)(b) ²
CMU	15,000	15,000	100'	35	15	(3)(a) ²	15	(3)(b) ²
EQ	871,200	871,200	800'	35	20	(4)(a-e) ²	30	(4)(a-e) ²

¹ Measured from front property line

² See cited sub-section(s) in § 157.082(C)

B. Required Lot Area for Duplexes, Multi-family, Townhouses, Patio Homes and Zero Lot Line Developments.

1. Duplexes and small multi-family. Within all zoning districts where such uses are allowed, the minimum lot size for a duplex is 6,000 square feet per dwelling unit, and for a multi-family development with 3 or more dwelling units is 4,000 square feet per dwelling unit.

2. Patio Homes and Zero Lot Line Housing. The minimum lot area for patio home and zero lot line developments is 3,000 per dwelling unit. Maximum density shall not exceed eight dwelling units per acre.

C. Exceptions to Required Setbacks.

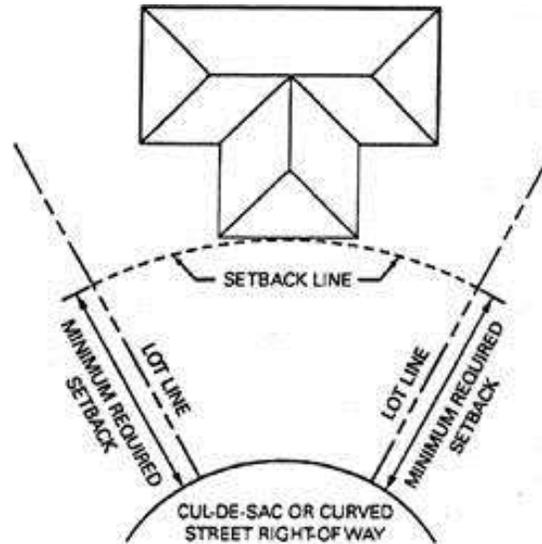
1. Exceptions to setback requirements in the Central Business District (CBD). The following exceptions apply to setback requirements in the CBD:

- a. Side setbacks. No side setback (yard) is required for residential or non-residential uses in the CBD, except on lots that are adjacent to an existing residential use, where a minimum setback of 15 feet shall be provided along the line separating the properties. However, if a side setback (yard) is provided it shall be not less than three feet wide.
 - b. Rear setbacks. A minimum rear setback (yard) of 10 feet is required for both residential and non-residential uses in the CBD, except that no setback shall be required where there is an alley to the rear.
2. Exceptions to setback requirements in the General Business District (GBD). The following exceptions apply to setback requirements in the GBD:
- a. Side setbacks for non-residential Uses. The minimum side setback (yard) for non-residential uses in the GBD is 15 feet, and is required on one side only. However, on lots adjacent to a residential zoning district, the minimum side setback shall be 100 feet. Though not required, if a side setback is provided on the other side of the property, it shall not be less than 3 feet wide.
 - b. Rear setbacks for non-residential Uses. The minimum rear setback (yard) for non-residential uses in the GBD is 20 feet, except on lots adjacent to a residential zoning district, where the minimum rear setback shall be 100 feet.
3. Exceptions to setback requirements in the Industrial (IND) and Commercial Mixed Use (CMU) Districts. The following exceptions apply to setback requirements in the IND and CMU districts:
- a. Side setbacks for non-residential uses. The minimum side setback (yard) for non-residential uses in the IND and CMU districts is 10 feet, except on lots adjacent to a residential zoning district, where the minimum side setback shall be 100 feet.
 - b. Rear setbacks for non-residential Uses. The minimum rear setback (yard) for non-residential uses in the IND and CMU districts is 20 feet, except on lots adjacent to a residential zoning district, where the minimum setback shall be 100 feet.
4. Exceptions to setback requirements in the Equestrian (EQ) District. The following exceptions apply to setback requirements in the EQ district:
- a. All stables, hay barns, any structure used to house or shelter horses, and all other accessory buildings and fences for paddocks (smaller than one acre) shall be not less than 100 feet from any property line.

- b. Loud speakers shall be not less 300 feet from any property line of an existing residential property or residentially zoned property.
- c. Manure stockpiles, restroom areas, portable restrooms, and concession stands shall be not less than 300 feet from any property line.
- d. Fences for pastures one acre or more in size may be built on the property line, except for areas adjacent to existing residential or commercial uses where such pasture fences may be no closer than 10 feet from the property line.
- e. Walking trails and other horse training operations within the pasture areas shall be located no closer than 20 feet from the nearest property line of an existing residential property or residentially zoned property.

D. Setback Measurement on Cul-de-Sacs. The front setback for lots on cul-de-sacs shall be measured parallel to the arc of the street right-of-way and inward toward the center of the lot, as illustrated in the following diagram.

Front Setback Measurement on Cul-de-Sacs Diagram



Source: Town of Cary, North Carolina, Land Development Ordinance.

157.083. YARD AND SETBACK MODIFICATIONS

A. General.

1. Where a lot abuts upon an alley, one-half of the alley width may be considered as a portion of the required yard or setback.

2. Where a lot is adjacent to a railroad right-of-way, contiguous side and/or rear yard setbacks may be reduced by 50 percent; provided said reduction is in accordance with applicable railroad standards.

B. Front Yards.

1. The front yard setback requirements for dwellings shall not apply on any lot where the average setback of any existing buildings located wholly or in part within 100 feet on each side of such lot within the same block and zoning district, and fronting on the same side of the street, is less than the minimum required setback. In such cases, the setback on such lot may be less than the required setback, but not less than the average of the setbacks of all existing buildings within 100 feet on each side of such lot within the same block and zoning district, and fronting on the same side of the street.
2. Where a lot fronts on two non-intersecting streets, or two intersecting streets forming an angle of 60 degrees or less, front yards shall be provided on both streets.

C. Side Yards. When the intersection of two streets forms a corner lot, then the following criteria for side setbacks shall apply:

1. For detached single-family residential uses, the side setback on the side street shall be equal to the front setback.
2. For all uses other than detached single-family residential, the side setback on the side street shall be not less than the required front setback.

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157.084. HEIGHT, IMPERVIOUS SURFACE AND DENSITY REQUIREMENTS

A. Required Height, Impervious Surface, and Residential Density.

District	Maximum		
	Height (ft.)	Impervious Surface Ratio ¹	Residential Density ²
Residential			
RE	35	0.30	0.75
R-15	35	0.50	2.5
R-10	35	0.60	5.0
R-6	35	0.70	10.0
OI	35	0.75	5.0
CBD	40	1.00	NA
GBD	60	0.90	15.0
LBD	35	0.75	5.0
IND	0	0.75	NA
CMU	60	0.90	15.0
EQ	35	0.10	2.5

¹ Measured as a percentage of total lot area

² Measured in dwelling units per gross acre

B. Measurement of Building Height. Building height shall be measured per the requirements of § 157.192 – *Measurements* and the following procedures.

1. Measuring building height from grade. The height of buildings is the vertical distance above grade. Grade shall be established as:
 - a. The elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above, or
 - b. The elevation that is 10 feet higher than the lowest grade when the sidewalk or ground surface.

2. Measuring building height for different roof types.
 - a. Flat roof: measure to the top of the parapet, or if there is no parapet, to the highest point of the roof.
 - b. Mansard roof: measure to the deck line.

- c. Pitched, hipped, or gambrel roof where roof pitch is 12 in 12 or less: measure to the average height of the highest gable.
 - d. Other roofs where the rood pitch is 12 in 12 or less: measure to the highest point.
 - e. Stepped or terraced building: measure to the highest point of any segment of the building.
- C. Exception to height requirements in residential districts.** In all residential districts, the maximum height of the primary residence may exceed 35 feet provided that the part of the residence which is higher than 35 feet is set back an additional two feet for each foot of height over 35 feet.
- D. Exceptions to height limitations.** The height limitations of this chapter shall not apply to church spires, belfries, cupolas, domes not intended for human occupancy, monuments, water towers, utility poles, chimneys, conveyors, flag poles, masts, or roof mounted mechanical equipment or communication towers and antennas.